

GRANT OF UTILITY EASEMENT

THIS GRANT OF EASEMENT is made as of the ____ day of October, 2007, by TARGET CORPORATION, a Minnesota corporation ("Grantor"), whose address is Target Corporation Property Development, Attn: Property Administration, 1000 Nicollet Mall, Minneapolis, Minnesota 55403. Grantor is the owner of certain real property described on Exhibit A attached hereto and made a part hereof ("Grantor's Property").

In consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby quitclaim unto the Borough of Riverdale, ("Grantee"), subject to the terms and conditions set forth below, a perpetual non-exclusive easement ("Easement") for the specific purpose of permitting Grantee the right to install, operate, maintain, repair, remove and replace water lines, pipes and appurtenances, (collectively called the "Facilities") under the surface of that portion of Grantor's Property that is legally described on Exhibit B attached hereto and made a part hereof ("Easement Area"), together with the right of reasonable and necessary ingress and egress to and from the Easement Area in connection with the exercise of the rights granted herein.

The aforesaid Utility Easement shall include the right to install and/or operate, rebuild, relocate, remove, inspect, test, replace, reconstruct, repair and maintain (a) a sanitary sewer main, manholes and other necessary appurtenances and/or (b) a water main, hydrants, valves and other necessary appurtenances in and upon and under and through said lands; the right of the beneficiary of this Utility Easement, their agents, servants, employees, contractors and licensees (with all necessary or appropriate vehicles, equipment, apparatus,

tools, materials and supplies) of ingress, access or egress in and upon said lands until the completion of any such installation, maintenance, repair, location, relocation, removal, inspection, testing, rebuilding, reconstruction or replacement of the said installation and appurtenances is included herein on the condition, however, that the party making said installations and/or repairs, upon completion of any said work, shall remove all materials, tools, equipment, building and debris from said premises and generally restore the surface of the land as nearly as possible to the same condition as it may have been prior to the undertaking of said work, excepting replacement of trees and shrubbery.

The Owner of the land shall have the right to use the surface of the aforesaid Easement Area, except as may otherwise appear herein or to be inconsistent with the rights hereby established, and shall not erect or cause to be erected, installed or placed upon the premises herein described or part thereof, the erection, installation or placement of any building or structure, sidewalk, trees, shrubbery, fence, landscaping or any other type of material of any nature (including any machinery, apparatus, merchandise or any other personal property of any kind whatsoever) and shall not take any action to interfere with the construction, maintenance or other operation of any water main or sanitary sewer main or appurtenances constructed pursuant to this instrument. Subject to the approval of and prior written consent of the Borough which shall not be unreasonably withheld, the Owner shall have the right to place along, across and over this Utility Easement as many roads, streets, electric light and power lines, water lines, sewer lines, gas lines, telephone poles and telephone lines and drainage lines and other utilities as the Owner may desire, provided that said installation shall not interfere with the sanitary sewer main and/or water main and/or its appurtenances, and/or the maintenance thereof. If any utility line is placed parallel to the

within Easement, such line shall not be placed directly over a sanitary sewer main and/or water main or its appurtenances.

The Owner agrees, at the Borough's option, to procure and deliver to the Borough, upon demand, proper postponements and subordinations from parties holding liens or other interests in the lands, postponing and subordinating their interest to the utility easement created by this instrument.

The Owner covenants and represents that Owner is lawfully seized and possessed of the lands hereinabove described on Schedule(s) A and B and that Owner has good and lawful right and title to convey said lands and interest therein.

The Borough acknowledges and agrees that a portion of the Grantor's Property is burdened by an Easement Agreement, dated September 10, 1998, and recorded at Deed Book 4862 Page 4 in the land records of Morris County, New Jersey (the "Existing Easement"), which granted to the owner of property designated as Block 40 Lot 5.01 on the tax map of the Borough the right to construct and maintain a sanitary sewer line to connect with and serve the property designated as Block 40 Lots 5.01, 4.01 and 6.01 on the tax map of the Borough (the "Benefited Property"). As in connection with the grant of this Easement to the Borough, the Existing Easement will be released and the Benefited Property shall lose its rights thereunder to connect to the sanitary sewer line on Grantor's Property, the Borough agrees that the sanitary sewer main located on the Grantor's Property pursuant to this Easement shall continue to serve the Benefited Property.

The covenants and easements herein granted shall run with the land and shall be construed as running with the land and that same shall be binding on the parties hereto, their heirs, assigns and successors in title or interest, in perpetuity.

IN WITNESS WHEREOF, the parties hereto have hereunto caused these presents to be signed, sealed and acknowledged the day and year as indicated on the acknowledgments attached hereto and made a part hereof.

TARGET CORPORATION,
a Minnesota corporation

By: 
Scott Nelson
Sr. Vice President
Its: Target Corporation

By its execution of this instrument, Grantee certifies to Grantor that it is authorized to accept the same, and that its covenants and agreements hereunder constitute legal and binding obligations of Grantee and are enforceable against Grantee in accordance with their terms.

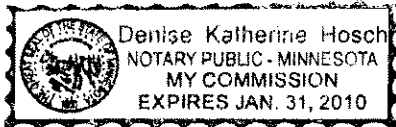
BOROUGH OF RIVERDALE

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 1st day of
October, 2007, by Scott Nelson, the
Sr. Vice President of TARGET CORPORATION, a
Minnesota corporation, on behalf of said corporation.



Denise K. Hosch
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 20____, by _____, the
_____ of _____,
a _____ corporation, on behalf of said corporation.

Notary Public

This Instrument was Prepared By:
David Lima, Esq.
Target Corporation Law Department
33 South Sixth Street
Minneapolis, Minnesota 55402

EXHIBIT A

Legal Description of Grantor's Property

BEGINNING AT A POINT IN THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 (DISTANT 67.00 FEET MEASURED RADially FROM THE CENTERLINE), SAID POINT BEING THE FOLLOWING TWO (2) COURSES FROM CENTERLINE AND BASELINE (POINT OF TANGENCY) STATION 508 + 38.328 (BACK) OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 AS SHOWN ON MAP ENTITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION-GENERAL PROPERTY PARCEL MAP-ROUTE 23 (1953) SECTION 3", THENCE

- A) EASTERLY ALONG THE CENTERLINE AND BASELINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,432.69 FEET, AN ARC LENGTH OF 65.10 FEET, A CENTRAL ANGLE OF 02° 36' 13" AND A CHORD WHICH BEARS S 73° 00' 37" E 65.10 FEET TO A POINT ON CURVE, THENCE
- B) N 14° 45' 19" E 67.01 FEET TO A POINT IN THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 (DISTANT 67.00 FEET MEASURED RADially FROM THE CENTERLINE), THE POINT OF BEGINNING AND RUNNING, THENCE
- 1) N 14° 45' 19" E 1,013.03 FEET ALONG THE EASTERLY LINE OF LOT 4.01 IN BLOCK 40 AS SHOWN ON THE BOROUGH OF RIVERDALE TAX ASSESSMENT MAP TO A POINT; THENCE
- 2) N 46° 26' 19" E 213.52 FEET ALONG THE SOUTHEASTERLY LINE OF LOT 5.01 IN BLOCK 40 (TAX MAP) TO A POINT; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY LINES OF LOT 3.01 IN BLOCK 40 (TAX MAP)
- 3) S 56° 11' 01" E 468.48 FEET TO A POINT,
- 4) N 68° 41' 49" E 226.46 FEET TO A POINT,
- 5) S 58° 35' 21" E 38.67 FEET TO A POINT
- 6) S 00° 18' 37" W 338.13 FEET TO A POINT; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LOT 4.05 IN BLOCK 40 (TAX MAP)
- 7) S 84° 26' 34" W 501.80 FEET TO A POINT,
- 8) S 00° 12' 49" W 86.77 FEET TO A POINT,
- 9) S 06° 37' 51" E 489.51 FEET TO A POINT ON CURVE IN THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 (DISTANT 67.00 FEET MEASURED RADially FROM THE CENTERLINE); THENCE
- 10) WESTERLY ALONG THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 (DISTANT 67.00 FEET MEASURED RADially FROM THE CENTERLINE) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,365.69 FEET, AN ARC LENGTH OF 232.93 FEET, A CENTRAL ANGLE OF 09° 46' 21" AND A CHORD WHICH BEARS S 85° 10' 01" W 232.65 FEET TO A POINT ON CURVE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE DIVIDING LINE BETWEEN LOTS 4.03 AND 4.04 IN BLOCK 40 (TAX MAP) AND LOT 4.02 IN BLOCK 40 (TAX MAP)
- 11) N 03° 47' 29" E 94.91 FEET TO A POINT,
- 12) N 80° 47' 31" W 189.98 FEET TO A POINT,
- 13) S 63° 06' 59" W 25.46 FEET TO A POINT,
- 14) S 11° 24' 29" W 96.95 FEET TO A POINT ON CURVE IN THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 (DISTANT 67.00 FEET MEASURED RADially FROM THE CENTERLINE); THENCE
- 15) WESTERLY ALONG THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE No. 23 (DISTANT 67.00 FEET MEASURED RADially FROM THE CENTERLINE) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,365.69 FEET, AN ARC LENGTH OF 149.59, A CENTRAL ANGLE OF 06° 16' 33" AND A CHORD WHICH BEARS N 77° 24' 16" W 149.52 FEET TO A POINT ON CURVE, THE POINT AND PLACE OF BEGINNING.

CONTAINING 627,448 SQUARE FEET OR 14.404 ACRES

EXHIBIT B

Legal Description of Easement Area

371 Warren Street • P.O. Box 38
Jersey City, New Jersey 07303-0038
605 Mattison Avenue • P.O. Box 357
Asbury Park, New Jersey 07712
7 Doig Road • Suite 1
Wayne, New Jersey 07470
433 Market Street • Suite 203
Camden, New Jersey 08102



Environmental
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Landscape Architecture

Please respond to Wayne office
Phone # (973) 696-260
Fax No. (973) 696-1362

4 September 2007
Job No. 8809-601

Deed description of proposed 20 foot wide Watermain Easement No. 1 to be
Granted to the Borough of Riverdale situated within Lot 4.03 in Block 40 in the Borough
of Riverdale, Morris County, New Jersey:

Beginning at a point in the dividing line between Lot 4.01 in Block 40 as shown
on the Borough of Riverdale Tax Assessment Map to the west and Lot 4.03 in Block 40
(Tax Map) to the east, said point of beginning being N 14° 45' 19" E 186.65 feet along
said dividing line between Lots 4.01 and 4.03 in Block 40 (Tax Map) from its intersection
with the northerly line of New Jersey State Highway Route No. 23 (distant 67 feet
measured at a right angle from the centerline thereof) and running; thence


1. N 14° 45' 19" E 20.00 feet along said dividing line between Lots 4.01 and 4.03
in Block 40 (Tax Map) to a point; thence
2. S 75° 14' 41" W 50.03 feet to a point; thence
3. S 14° 22' 19" W 206.57 feet to a point on curve in the northerly line of New
Jersey State Highway Route No. 23; thence
4. Westerly along the northerly line of New Jersey State Highway Route 23 along a
curve to the right having a radius of 1,365.69 feet, an arc length of 20.00 feet, a
central angle of 00° 50' 21" and a chord which bears N 76° 00' 14" W 20.00
feet to a point on curve; thence
5. N 14° 22' 19" E 186.83 feet to a point; thence
6. N 75° 14' 41" W 30.16 feet to a point in the dividing line between Lots 4.01 and
4.03 in Block 40 (Tax Map), the point and place of beginning.

Containing 4,736 square feet.

Subject to all easements, rights of way and agreements of record.

Subject to such statement of facts that an accurate report of title may disclose.

The proposed 20 foot wide watermain easement No. 1 is depicted on map entitled, "Proposed Watermain Easement No. 1 Prepared for Target Corporation (Lot 4.03 in Block 40) in the Borough of Riverdale, Morris County, New Jersey", Prepared by Hanson Engineering Division of Dresdner Robin, dated: August 31, 2007, Job No. 8809-601.



Bruce D. Callahan
Professional land Surveyor
New Jersey License No. 27475

BDC/gd

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4 September 2007
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Deed description of proposed 20 foot wide Watermain Easement No. 2 to be
Granted to the Borough of Riverdale situated within Lot 4.03 in Block 40 in the Borough
of Riverdale, Morris County, New Jersey:

Beginning at a point in the dividing line between Lot 4.01 in Block 40 as shown
on the Borough of Riverdale Tax Assessment Map to the west and Lot 4.03 in Block 40
(Tax Map) to the east, said point of beginning being N 14° 45' 19" E 723.07 feet along
said dividing line between Lots 4.01 and 4.03 in Block 40 (Tax Map) from its intersection
with the northerly line of New Jersey State Highway Route No. 23 (distant 67 feet
measured at a right angle from the centerline thereof) and running; thence

1. N 14° 45' 19" E 28.39 feet along said dividing line between Lots 4.01 and 4.03
in Block 40 (Tax Map) to a point; thence
2. N 59° 32' 40" E 32.74 feet to a point; thence
3. N 14° 32' 40" E 268.50 feet to a point; thence
4. S 75° 14' 40" E 438.47 feet to a point; thence
5. S 30° 14' 40" E 36.84 feet to a point; thence
6. S 75° 14' 20" E 128.16 feet to a point; thence
7. S 14° 45' 40" W 135.24 feet to a point; thence
8. S 75° 14' 20" E 28.36 feet to a point; thence
9. N 79° 46' 20" E 124.82 feet to a point; thence
10. S 78° 13' 40" E 40.55 feet to a point; thence
11. N 79° 18' 40" E 36.35 feet to a point in the easterly line of Lot 4.03 in Block 40
(Tax Map); thence
12. S 00° 18' 37" W 20.37 feet along the easterly line of Lot 4.03 in Block 40 (Tax
Map); to a point; thence
13. S 79° 18' 40" W 36.44 feet to a point; thence
14. N 78° 13' 40" W 40.64 feet to a point; thence
15. S 79° 46' 20" W 125.37 feet to a point; thence
16. N 75° 14' 20" W 52.80 feet to a point; thence
17. N 14° 45' 40" E 135.24 feet to a point; thence
18. N 75° 14' 20" W 116.44 feet to a point; thence
19. N 30° 14' 40" W 36.84 feet to a point; thence

20. N 75° 14' 40" W 410.11 feet to a point; thence
21. S 14° 32' 40" W 256.71 feet to a point; thence
22. S 59° 32' 40" W 61.18 feet to a point in the dividing line between Lots 4.01
and 4.03 in Block 40 (Tax Map), the point and place of beginning.

Containing 25,512 square feet.

Subject to all easements, rights of way and agreements of record.

Subject to such statement of facts that an accurate report of title may disclose.

The proposed 20 foot wide Watermain Easement No. 2 is depicted on map entitled, "Proposed Watermain Easement No. 2 Prepared for Target Corporation (Lot 4.03 in Block 40) in the Borough of Riverdale, Morris County, New Jersey", Prepared by Hanson Engineering Division of Dresdner Robin, dated: August 31, 2007, Job No. 8809-601.



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4 September 2007
Job No. 8809-601

Deed description of a proposed 20 foot wide Sanitary Sewer Easement to be
Granted to the Borough of Riverdale situated within Lot 4.03 in Block 40 in the Borough
of Riverdale, Morris County, New Jersey:

Beginning at a point in the dividing line between Lot 4.01 in Block 40 as shown
on the Borough of Riverdale Tax Assessment Map to the west and Lot 4.03 in Block 40
(Tax Map) to the east, said point of beginning being N 14° 45' 19" E 200.13 feet along
said dividing line between Lots 4.01 and 4.03 in Block 40 (Tax Map) from its intersection
with the northerly line of New Jersey State Highway Route No. 23 (distant 67 feet
measured at a right angle from the centerline thereof) and running; thence

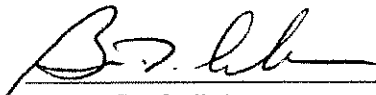
1. N 14° 45' 19" E 27.35 feet along said dividing line between Lots 4.01 and 4.03
in Block 40 (Tax Map) to a point; thence
2. S 32° 14' 00" E 14.93 feet to a point; thence
3. N 84° 21' 30" E 103.88 feet to a point; thence
4. S 77° 25' 00" E 170.90 feet to a point; thence
5. N 07° 55' 10" E 145.26 feet to a point; thence
6. S 80° 51' 00" E 66.24 feet to a point; thence
7. N 15° 58' 40" E 220.28 feet to a point; thence
8. N 75° 42' 00" E 64.54 feet to a point in the easterly line of Lot 4.03 in Block 40
(Tax Map); thence
9. S 00° 12' 49" W 20.66 feet along the easterly line of Lot 4.03 in Block 40 (Tax
Map) to a point; thence
10. S 75° 42' 00" W 47.88 feet to a point; thence
11. S 15° 58' 40" W 226.55 feet to a point; thence
12. N 80° 51' 00" W 63.48 feet to a point; thence
13. S 07° 55' 10" W 145.48 feet to a point; thence
14. N 77° 25' 00" W 186.26 feet to a point; thence
15. S 84° 21' 30" W 116.23 feet to a point; thence
16. N 32° 14' 00" W 8.63 feet to a point in the dividing line between Lots 4.01
and 4.03 in Block 40 (Tax Map), the point and place of beginning.

Containing 15,623 square feet.

Subject to all easements, rights of way and agreements of record.

Subject to such statement of facts that an accurate report of title may disclose.

The proposed 20 foot wide sanitary sewer easement is depicted on map entitled, "Proposed Sanitary Sewer Easement Prepared for Target Corporation (Lot 4.03 in Block 40) in the Borough of Riverdale, Morris County, New Jersey", prepared by Hanson Engineering Division of Dresdner Robin, dated: August 31, 2007, Job No. 8809-601.



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